| 035.0 | 0004 | 0018.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 857,000 / 857,000 |
| | | | | | USE VALUE: | 857,000 / 857,000 |
| | | | | | ASSESSED: | 857,000 / 857,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 15 | | NORCROSS ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MORO-LUDENA DAVID |
| Owner 2: | GARCIA CARMEN GUERRA |
| Owner 3: | |
| Street 1: | 15 NORCROSS ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | NYBERG JONATHAN M - |
| Owner 2: | - |
| Street 1: | PO BOX 292 |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 5,875 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 1861 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5875.000 | 494,500 | | 362,500 | 857,000 |
| Total Card | 0.135 | 494,500 | | 362,500 | 857,000 |
| Total Parcel | 0.135 | 494,500 | | 362,500 | 857,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.63 | /Parcel: 460.6

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 035.0-0004-0018.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 491,600 | 0 | 5,875. | 362,500 | 854,100 | 854,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 463,700 | 0 | 5,875. | 328,500 | 792,200 | 792,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 168,700 | 0 | 5,875. | 311,500 | 480,200 | 480,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 168,700 | 0 | 5,875. | 271,900 | 440,600 | 440,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 168,700 | 0 | 5,875. | 232,200 | 400,900 | 400,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 159,300 | 0 | 5,875. | 215,200 | 374,500 | 374,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 159,300 | 0 | 5,875. | 178,400 | 337,700 | 337,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 159,300 | 0 | 5,875. | 169,900 | 329,200 | 329,200 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| NYBERG JONATHAN | 71076-254 | | 5/30/2018 | | 860,000 | No | No | | |
| ADAMS JAMES J & | 69504-147 | | 6/27/2017 | Change>Sale | 425,000 | No | No | | |
| | 20549-589 | | 5/1/1990 | | 143,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/29/2017 | 1693 | Heat App | 10,000 | C | | | | |
| 10/12/2017 | 1349 | Addition | 150,000 | O | | | | |
| 2/15/2013 | 2112 | Manual | 21,830 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/9/2019 | SQ Returned | JO | Jenny O |
| 11/1/2018 | MEAS&NOTICE | HS | Hanne S |
| 5/22/2013 | Info Fm Prmt | EMK | Ellen K |
| 4/27/2009 | Measured | 163 | PATRIOT |
| 2/28/2000 | Mailer Sent | | |
| 2/25/2000 | Measured | 197 | PATRIOT |
| 8/18/1993 | | TH | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5875 | | Sq. Ft. | Site | | 0 | 64. | 0.96 | 3 | | | Easemen | -5 | | | | | 362,519 | | | | | | 362,500 | |

Total AC/HA: 0.13487 | Total SF/SM: 5875 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 362,519 | Spl Credit | Total: 362,500

## User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 24716
GIS Ref:
GIS Ref:
Insp Date: 11/01/18

!2911!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 18:14:52 |

## LAST REV

| Date | Time |
|---|---|
| 09/09/19 | 15:09:07 |
| apro | |
| 2911 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 24716 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | LT BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1890 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G19 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | S - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.34986496 |
| Adj $ / SQ: | 236.901 |
| Other Features: | 84653 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 518348 |
| Depreciation: | 23844 |
| Depreciated Total: | 494504 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

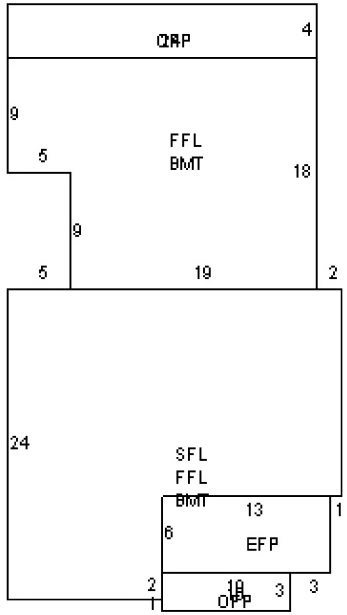
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 236.90 |
| Special Features: | 0 | Val/Su Net: | 196.70 |
| Final Total: | 494500 | Val/Su SzAd | 350.46 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 899 | 97.720 | 87,852 |
| FFL | First Floor | 899 | 236.900 | 212,974 |
| SFL | Second Floor | 512 | 236.900 | 121,293 |
| OFP | Open Porch | 126 | 39.950 | 5,034 |
| EFP | Enclos Porch | 78 | 83.870 | 6,542 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,514 | | Total: | | |
| Size Ad | 1411 | Gross Are | 3570 | FinArea | 1861 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 50 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 035.0-0004-0018.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 7X9 | A | AV | 2018 | 0.00 | T | 1 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|